



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: September 27, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: Council Bill #O-2005-09 (Second Reading/Roll Call) and Council Bill #O-2005-08 (Second Reading/Roll Call) for Zone Change No. 02-02 and Specific Plan No. 02-08 to change the zoning from Single-Family Residence, General Business, East Valley Corridor Specific Plan Special Development, and Public Institutional to Planned Community and adopting the University Village Specific Plan, respectively.

RECOMMENDATION

It is recommended that the City Council

- 1) Waive reading of the proposed ordinance in its entirety;
- 2) Direct the Clerk to read by title only;
- 3) Adopt on roll call vote

BACKGROUND

On September 20, 2005, the City Council adopted the Ordinances for Zone Change No. 02-02 and Specific Plan No. 02-08. The Council scheduled the second reading for the meeting on September 27, 2005.

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA,
ADOPTING THE UNIVERSITY VILLAGE SPECIFIC PLAN (SP NO. 02-08)

WHEREAS, a Specific Plan for the development of 163.1 acres into approximately 1,507 residential units, including mixed-use units, multi-family and single-family residences, 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools; and

WHEREAS, the Proponent of the Plan requests a General Plan Amendment and Zone Change for the Specific Plan Area; and

WHEREAS, an Environmental Impact Report was prepared and processed in conformity with the California Environmental Quality Act; and

WHEREAS, the City Council reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings;

WHEREAS, the Final Environmental Impact Report identifies on-site and off-site improvements as critical to this project as mitigation measures for adverse environmental impacts; and

WHEREAS, these facility improvements are critical to this project and to the fulfillment of objectives and requirements outlined in the City's General Plan; and

WHEREAS, the principles, tenants and standards for land use, circulation, parks and open space, and preservation of historical and cultural resources in the Specific Plan are intended to refine the General Plan and fulfill its principles and objectives and to allow the integration of the Specific Plan Area with the remainder of the City and Citywide infrastructure systems; and

WHEREAS, the Specific Plan, reference to the Final Environmental Impact Report mitigation measures, incorporates into the body of the Specific Plan as planning objectives for the Plan area and the City as a whole; and

WHEREAS, the Applicant and Proponent of the Plan agrees to assume responsibility for these improvements as part of the Specific Plan providing for the development of his property; and

WHEREAS, the City Council finds the Specific Plan described herein as consistent with the City General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA, hereby orders as follows:

SECTION 1. The University Village Specific Plan (referenced herein and attached thereto as Exhibit 1) is hereby adopted as official policies, standards and conditions for the City and for the development of the Specific Plan Project Area.

SECTION 2. Penalties. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

SECTION 3. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 13th day of September 2005 and was adopted on the 11th day of October 2005 by the following vote to wit:

Ayes:

Noes:

Abstain:

Absent:

ATTEST:

Floyd Peterson, Mayor

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT 1

The University Village Specific Plan is being revised to reflect the following changes as directed by the City Council at the Adjourned Regular Meeting of September 20, 2005. When available, the Specific Plan may be reviewed during normal business hours at the Loma Linda Branch Library, the Community Development Department and the City Clerk's Office.

University Village shall provide 13.2 acres and Orchard Park shall provide 11.8 acres and net school site which will include 3.7 acres joint use park land. This condition cannot be satisfied by either project individually. Neither Orchard Park nor University Village is deemed to have satisfied this condition without both parties insuring the school site equals 25 net acres.

University Village and Orchard Park to participate in researching solution to connecting City trails to Santa Ana River Regional Trail System for a north/south connection across Redlands Boulevard and contribute to solution.

Provide trail connectivity with Petersen Tract.

Modify commercial language in the Specific Plan to indicate acreage is approximate and may increase or decrease based upon commercial viability.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY FROM SINGLE-FAMILY RESIDENCE (R-1), GENERAL BUSINESS (C-2), EAST VALLEY CORRIDOR SPECIFIC PLAN DEVELOPMENT AND PUBLIC INSTITUTIONAL TO PLANNED COMMUNITY (PC) FOR THAT AREA LOCATED ON THE NORTH SIDE OF MISSION ROAD, EAST OF AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND THE EDISON EASEMENT, WEST OF THE EXTENSION OF RHONDA STREET AND THE ORCHARD PARK PROJECT SITE, AND SOUTH OF REDLANDS BOULEVARD (ZC NO. 02-02)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment to the Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda to Planned Community zoning per Exhibit "A" attached hereto and made a part hereof:

That property generally described as approximately 163.1 acres for that area located on the north side of Mission Road, east of an existing multi-family residential development and the Edison Easement, west of the extension of Rhonda Street and the Orchard Park Project site, and south of Redlands Boulevard. The development shall include approximately 1,507 residential units, including mixed-use units, multi-family and single-family residences, 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools as described in the University Village Specific Plan.

Section 4. Validity. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

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Ayes:

Noes:

Abstain:

Absent:

Floyd Petersen, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

Ordinance No.

EXHIBIT A

University Village Specific Plan

